

IDAHO REAL ESTATE APPRAISER BOARD
Division of Occupational and Professional Licenses
P.O. Box 83720
Boise, ID 83720-0063

Board Meeting Minutes of 12/14/2020

BOARD MEMBERS PRESENT: Eric J Brinton - Chair
Paul J Morgan
Brent Lee Stanger
B Jane McClaran

DIVISION STAFF: Dawn Hall, Section Chief
Julie Eavenson, Licensing Group Manager
Lori Peel, Investigative Unit Manager
Nicholas Crema, General Counsel
Greg Floyd, Financial Unit Manager
Cesley Metcalfe, Team Lead
Eric Nelson, Board Prosecutor

The meeting was called to order at 8:30 AM MST by Eric J Brinton.

APPROVAL OF MINUTES

Ms. McClaran made a motion to approve the minutes of 8/17/2020 as amended, and the minutes of 10/5/2020 and 10/28/2020 as presented. It was seconded by Mr. Stanger. Motion carried.

COMPLAINT MEMORANDUM

Ms. Peel gave the investigative report, which is linked above.

EXECUTIVE SESSION

Mr. Stanger made a motion that the Board go into executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law, Idaho Code § 74-106(9). The purpose of the executive session was to discuss documents relating to the fitness of a licensee to retain a license or registration. It was seconded by Ms. McClaran. The vote was: Mr. Stanger, aye; Ms. McClaran, aye; and Mr. Brinton, aye. Motion carried.

Mr. Stanger made a motion to come out of executive session. It was seconded by Ms. McClaran. Motion carried.

FOR BOARD DETERMINATION

Mr. Stanger made a motion to close case numbers I-REA-2021-5 and I-REA-2021-6 with a warning letter, and to close case number I-REA-2021-8. It was seconded by Ms. McClaran. Motion carried.

DISCIPLINE

Mr. Stanger made a motion to accept the Notice of Violation and Settlement Order in case number REA-2021-2 and authorize the Board chair to sign. It was seconded by Ms. McClaran. Motion carried.

FINANCIAL REPORT

Mr. Floyd gave the financial report, which indicated that the Board had a cash balance of \$968,084.34 as of November 30, 2020.

DIVISION BUSINESS

The Board reviewed the To Do List and no action was taken.

NEXT MEETING was scheduled for February 8, 2020 at 8:30 AM MST.

BOARD BUSINESS

The Board reviewed the Work Product Checklist Form. Mr. Stanger recommended updating the references to name the current editions and to include the current citations. Ms. McClaran recommended adding a purpose statement to the Checklist. Ms. Hall recommended putting an item on the To Do List for staff to annually check the references to ensure they are current. All information will be provided to Ms. Metcalfe.

Mr. Stanger made a motion to approve the updates to the Work Product Checklist Form as discussed, subject to review and approval by the Chair. It was seconded by Ms. McClaran. Motion carried.

CORRESPONDENCE

The Board reviewed correspondence from Mr. John Lim regarding the definition of transaction amount.

Paul Morgan joined the meeting at 9:34 AM MST.

After discussion, the Board directed Ms. Eavenson to respond to Mr. Lim with assistance from Ms. Metcalfe, and Mr. Crema to work on a response.

CONFERENCE UPDATES

Ms. Metcalfe provided a report from the Fall 2020 Association of Appraiser Regulatory Officials (AARO) Conference. on the Appraisal Subcommittee (ASC) reported that compliance reviews are on hold through 2020 and it is not yet known how the ASC will affect 2021 compliance reviews. HR7688, the Pell Act, was introduced in the U.S. House of Representatives, but it is not anticipated to pass this year. The Act creates an appraisal portal for application information such as background checks and transcripts; participation by the states will be voluntary. The Appraisal Qualifications Board does not yet have a Practical Applications of Real Estate Appraisal (PAREA) program in place but is working on policies and procedures and will have an update soon.

APPLICATIONS

Mr. Stanger made a motion to approve AMCA-5365 Appraisal Marketplace LLC for licensure. It was seconded by Ms. McClaran. Motion carried.

Mr. Stanger made a motion to approve the course submitted by the ASFMRA, Eminent Domain. It was seconded by Mr. Morgan. Motion carried.

ADJOURNMENT

Mr. Morgan made a motion to adjourn the meeting at 9:53 AM MST. It was seconded by Ms. McClaran. Motion carried.

Eric J Brinton, Chair